

HOUSE BILL 798
By Dunn

AN ACT to amend Tennessee Code Annotated, Title 68,
Chapter 102, Part 1, relative to fire prevention.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Title 68, Chapter 102, Part 1, is amended by adding the following language as a new, appropriately designated section:

§ 68-102-154.

(a) As used in this section, unless the context otherwise requires:

(1) "Approved fire wall" means a masonry or concrete wall that is designed to withstand prolonged fire exposure so that a fire will not spread from one location to another; and

(2) "A one-family or two-family rental unit" means any rental building containing one (1) or two (2) living units with independent cooking and bathroom facilities, whether designated as a house, cottage, duplex, condominium or by any other name.

(b) Notwithstanding the provisions of chapter 120 of this title, or any other laws to the contrary, it is unlawful to own or operate a one-family or two-family rental unit which is not equipped with an approved fire wall without notifying all tenants and potential tenants in writing that the rental unit is in a building without an approved fire wall.

(c) Any person violating the provisions of this section commits a Class A misdemeanor. Each day on which a violation continues constitutes a separate offense under this section.

SECTION 2. This act shall take effect July 1, 2005, the public welfare requiring it.